

**SEMINOLE COUNTY GOVERNMENT  
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION  
AGENDA MEMORANDUM**

**SUBJECT:** Spaceport USA. Rezoning from M-IA to PUD (Sid Vihlen)

**DEPARTMENT:** Planning & Development **DIVISION:** Planning

**AUTHORIZED BY:** Matthew West **CONTACT:** Jeff Hopper EXT. 7341

<b>Agenda Date</b> <u>2/06/02</u>	<b>Regular</b> <input type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Special Hearing – 6:00</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>	

**MOTION/RECOMMENDATION:**

Approval of the rezoning from M-IA to PUD, north and west of Hickman Dr. and east of I-4, per the attached Development Order (64.1 acres). Sid Vihlen, applicant.

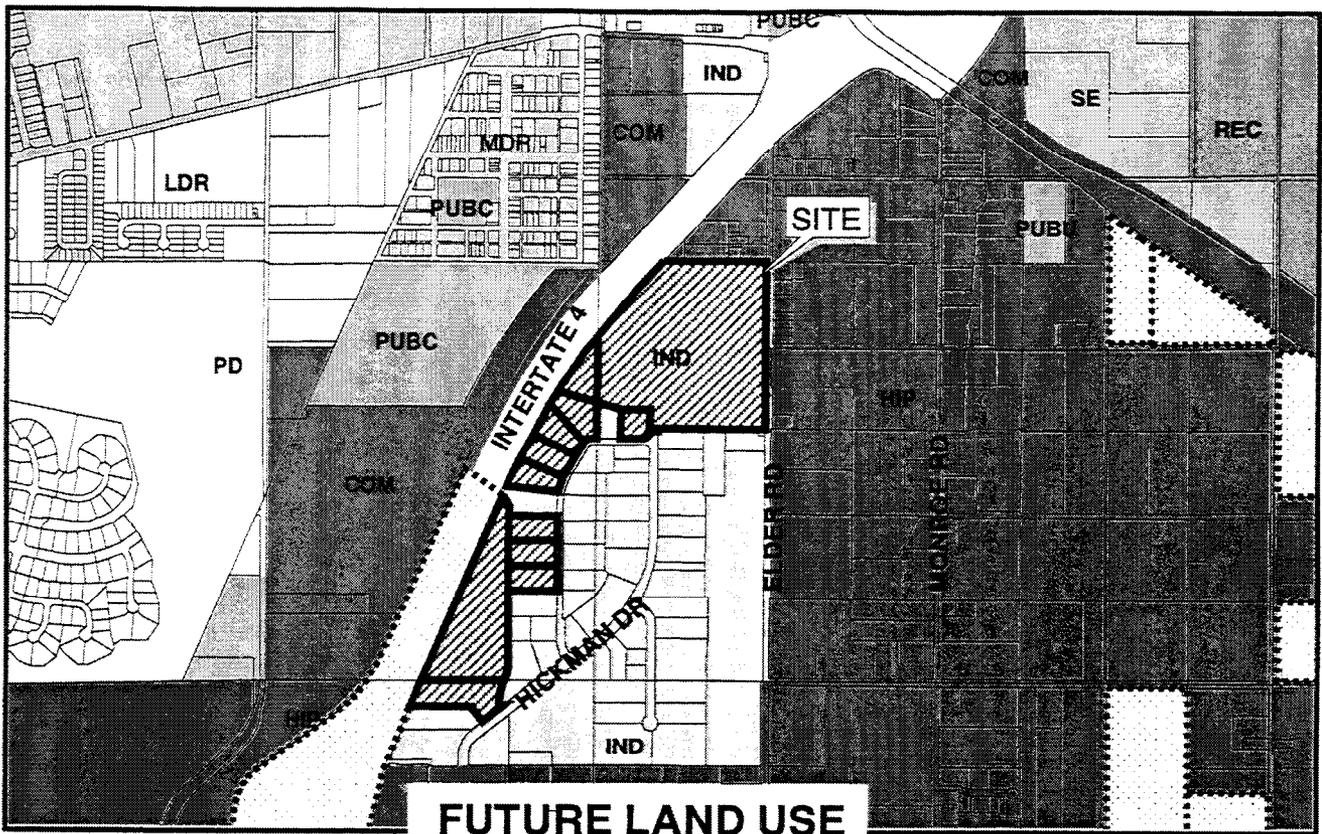
District 5 – McLain

Jeff Hopper, Senior Planner

**BACKGROUND:**

The applicant, Sid Vihlen Jr., requests approval of a rezoning from M-IA to PUD for this 64-acre property, consisting of several existing lots in the I-4 Commerce Center. The PUD would allow for a mix of commercial and industrial uses. The subject property is currently vacant. Access will be provided via Hickman Drive.

<b>Reviewed by:</b>
<b>Co Atty:</b> _____
<b>DFS:</b> _____
<b>OTHER:</b> _____
<b>DCM:</b> _____
<b>CM:</b> _____
<b>File No.</b> <u>Z2001-024</u>

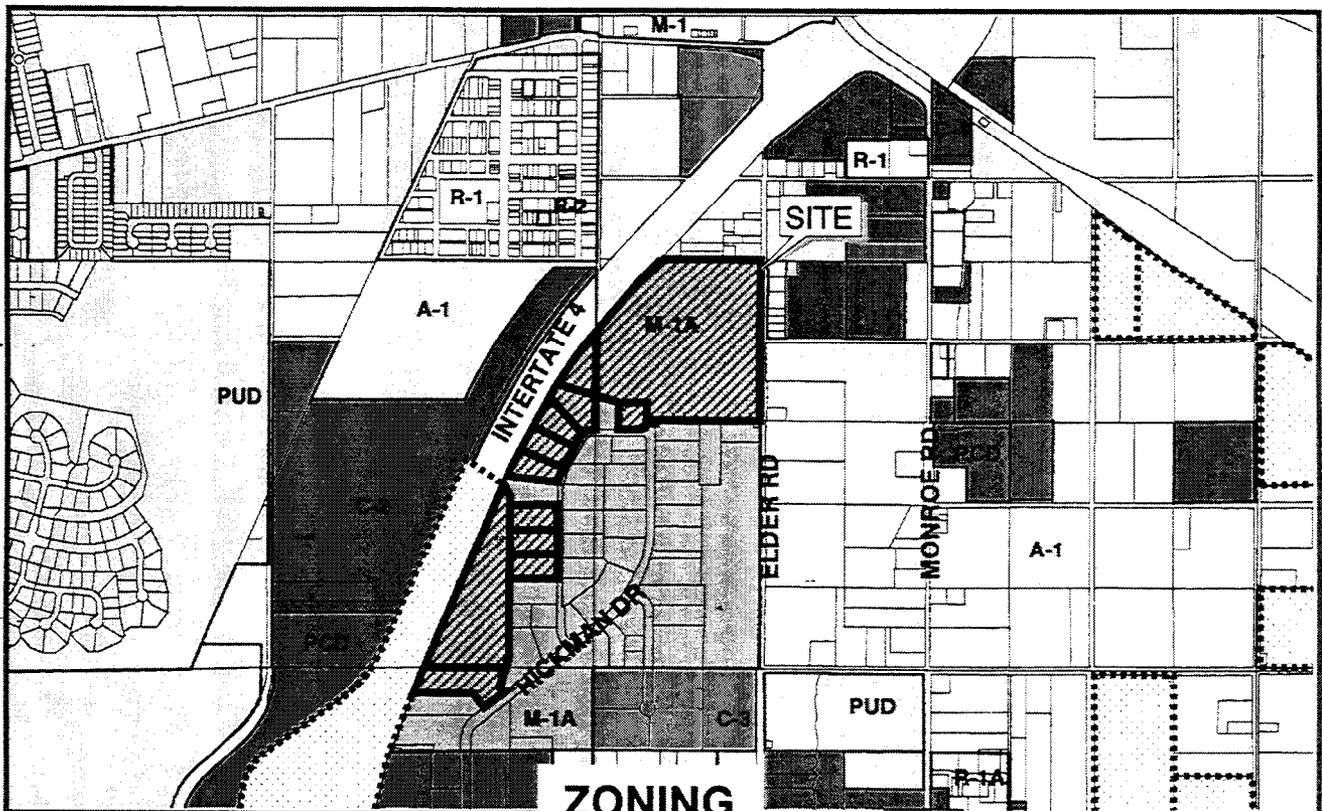


**FUTURE LAND USE**

Site
  Municipality
  COM
  HIP
  IND
  PD
  PUBC
  SE
  REC
  LDR

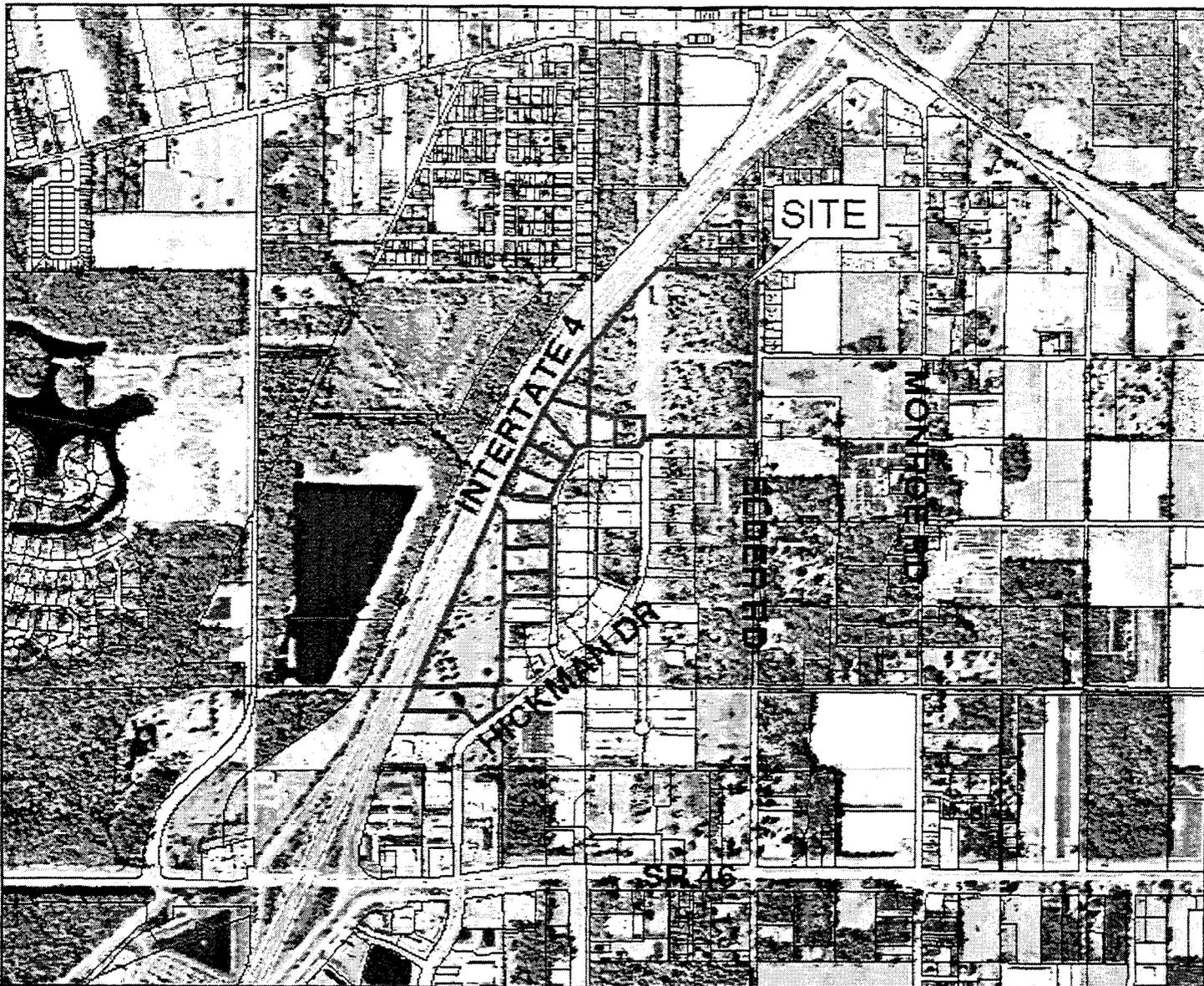
Applicant: Spaceport, U.S.A., Inc.  
 Physical STR: 16-19-30, 20-19-30, 21-19-30, & 29-19-30  
 Gross Acres: 62.8236 BCC District: 5  
 Existing Use: Vacant Industrial Park  
 Special Notes: \_\_\_\_\_

	Amend/ Rezone#	From	To
FLU			
Zoning	Z2001-024	M-1A	PUD



**ZONING**

A-1
  C-1
  C-2
  C-3
  M-1
  M-1A
  PCD
  PUD
  R-1
  R-1A
  R-2



Rezone No. Z2001-024  
From: M- 1A To: PUD

-  Subject Property
-  Parcelbase



February 1999 Color Aerials

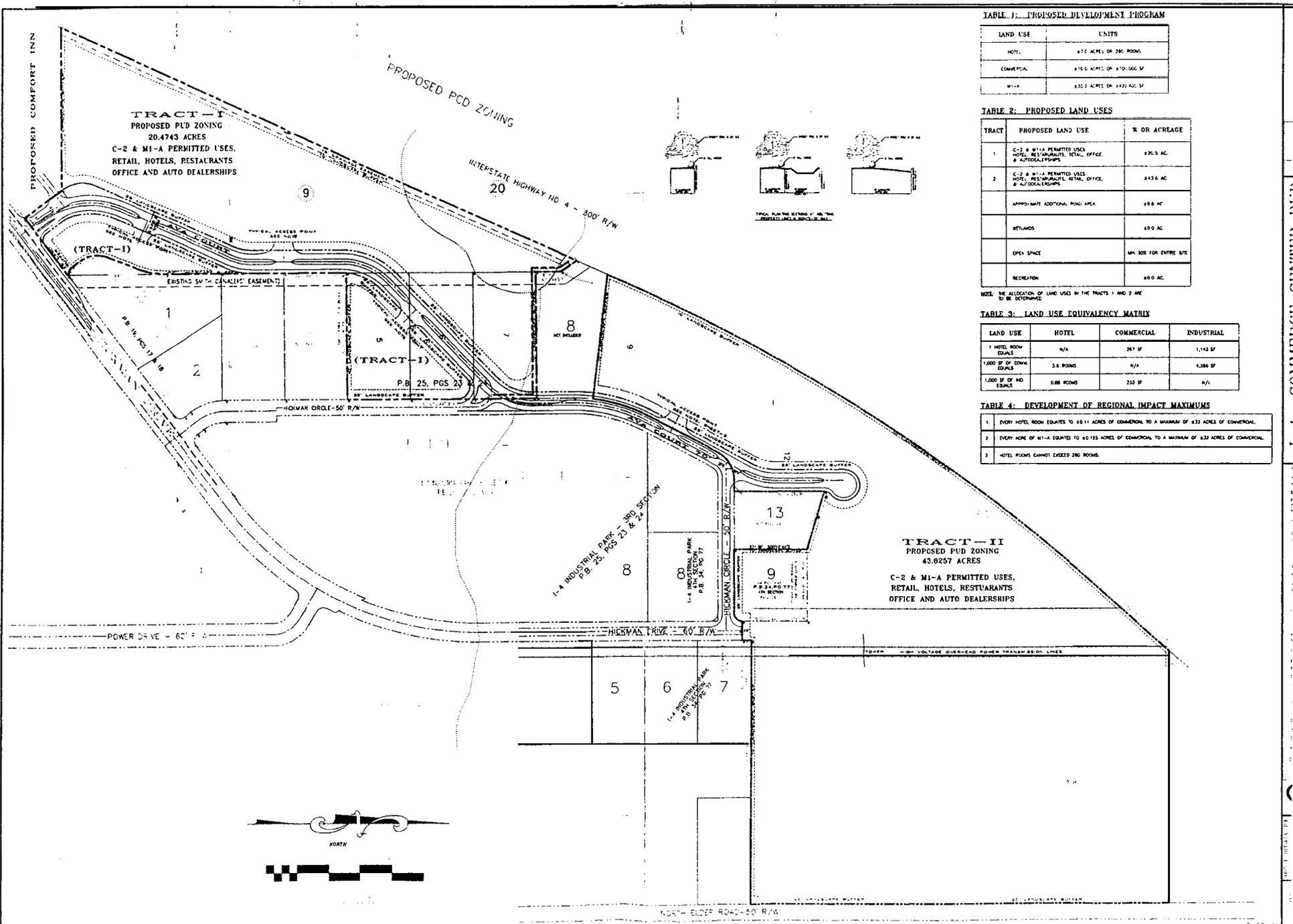


TABLE 1: PROPOSED DEVELOPMENT PROGRAM

LAND USE	UNITS
HOTEL	272 ACRES OR 280 ROOMS
COMMERCIAL	216.6 ACRES OR 270,000 SF
M1-A	232.2 ACRES OR 232,000 SF

TABLE 2: PROPOSED LAND USES

TRACT	PROPOSED LAND USE	% OR ACREAGE
1	C-2 & M1-A PERMITTED USES HOTEL, RESTAURANTS, RETAIL OFFICE, & AUTODEALERSHIPS	230.3 AC
2	C-2 & M1-A PERMITTED USES HOTEL, RESTAURANTS, RETAIL OFFICE, & AUTODEALERSHIPS	243.6 AC
	APPROXIMATE ADDITIONAL POND AREA	49.8 AC
	WETLANDS	100 AC
	OPEN SPACE	MIN SIZE FOR ENTIRE SITE
	RECREATION	200 AC

NOTE: THE ALLOCATION OF LAND USES IN THE TRACTS 1 AND 2 ARE TO BE DETERMINED

TABLE 3: LAND USE EQUIVALENCY MATRIX

LAND USE	HOTEL	COMMERCIAL	INDUSTRIAL
1 HOTEL ROOM EQUALS	N/A	267 SF	1,142 SF
1,000 SF OF COMM. EQUALS	3.8 ROOMS	N/A	4,284 SF
1,000 SF OF IND. EQUALS	0.88 ROOMS	233 SF	N/A

TABLE 4: DEVELOPMENT OF REGIONAL IMPACT MAXIMUMS

- EVERY HOTEL ROOM EQUATES TO 40.11 ACRES OF COMMERCIAL TO A MAXIMUM OF 232 ACRES OF COMMERCIAL.
- EVERY ACRE OF M1-A EQUATES TO 40.725 ACRES OF COMMERCIAL TO A MAXIMUM OF 232 ACRES OF COMMERCIAL.
- HOTEL ROOMS CANNOT EXCEED 280 ROOMS.

PROPOSED DEVELOPMENT PROGRAM

# SPACEPORT USA

REQUEST INFORMATION	
APPLICANT	Sid Vihlen, Project Mgr.
PROPERTY OWNER	Spaceport USA Inc.
REQUEST	Rezoning from M-IA (Very Light Industrial) to Planned Unit Development (PUD)
HEARING DATE (S)	P&Z: Feb. 6, 2002   BCC: TBD
SEC/TWP/RNG	20-I 9-30-300-004C-0000
LOCATION	North and west side of Hickman Dr. east of I-4
FUTURE LAND USE	Industrial
FILE NUMBER	Z200 I-024
COMMISSION DISTRICT	District 5 (Comm. McLain)

## OVERVIEW

**Zoning Request:** The applicant is requesting a rezoning from M-IA to PUD on 64.1 acres in the existing I-4 Commerce Center. The applicant's goal is to create a highway-oriented commercial development in the location of an existing industrial park. The subject property consists of several existing lots along Hickman Drive and adjacent to Interstate 4. These would be combined into two larger tracts of 43.6 and 20.5 acres, respectively.

Allowable uses would be those permitted in C-2 and M-IA, including retail, hotels, restaurants, office and auto dealerships. Prohibited uses would include adult entertainment establishments, laundry and dry cleaning plants, lumberyards, and manufacturing/processing of chemical products. At this high-visibility location, the applicant should consider establishing development standards addressing architectural design of buildings, outdoor storage areas, amplification of sound, and display of flags and/or banners.

Permitted setbacks would be 25' front, 10' rear, and 0' on sides. No specific setback from the I-4 frontage is mentioned on the plan; this should be at least 25'. Access into the site would be from SR 46 via the existing streets Hickman Drive and Ava Court. The plan also shows a potential access on North Elder Road, which is currently unpaved and not suitable for use as a major access into the development.

Maximum building height, as proposed on the plan, would be 115 feet. However, the County does not have the appropriate firefighting equipment to service a building of that height in that particular area. Although special construction measures would be applied to ensure safety in such a tall structure, it is preferable from a compatibility standpoint that building heights in the development not exceed the standard already established in the vicinity. That standard has been set by the Comfort Inn, approximately 50 feet in height, on adjacent property to the south.

A master signage plan shows a total of 8 ground signs, serving individual businesses, a maximum of 15 feet in height and 38 s.f. each in size. There would also be 4 elevated

subdivision signs at the public entrances to the development; these would also be 15 feet in height and 48 s.f. each in size.

Landscaping for the overall development would consist of 10-foot buffers along the I-4 frontage, and 25-foot buffers along internal roads. Canopy trees would be provided in all buffers at 25-foot intervals. Internal landscaping standards would require 1 tree per 200 square feet of impervious surface area.

The proposed development program listed on the Preliminary Master Plan is as follows:

Hotel	± 7.0 acres or 280 rooms
Commercial	± 10.0 acres or 100,000 s.f.
M-IA uses	±35.2 acres or 422,000 s.f.

Because a specific set of land use types and acreages has not been established, the primary issue related to this proposal is its potential status as a Development of Regional Impact (DRI) under state regulations. A DRI is a development which, due to its size and/or intensity, has impacts beyond the jurisdiction wherein it is located. As such, it would affect the City of Sanford and Volusia County and regional resources in addition to Seminole County, and would be subject to a further level of review involving the Florida Department of Community Affairs and the East Central Florida Regional Planning Council.

Criteria for determining DRI status address size and types of land uses proposed, and also require-consideration of adjacent properties which may be under the control of the developer or share infrastructure with the proposed project. On the basis of figures submitted with the Preliminary Master Plan, Planning staff have determined that Spaceport USA meets the criteria for presumptive DRI status. In other words, the project shall be presumed to be a DRI unless more detailed information can be obtained showing that it is not a DRI.

Approval of the project by Seminole County should be contingent upon receiving this information or the issuance of a Binding Letter of Interpretation by the Department of Community Affairs, stating the development is not a DRI.

In summary, Spaceport USA would introduce highway-oriented commercial and office uses in a high visibility location adjacent to I-4. Land use compatibility should not be an issue at this location, although accessibility into the site is somewhat restricted due to high volumes of traffic on SR 46 at Hickman Drive. Intersection improvements probably will be needed. The question of DRI status must be resolved prior to final approval of the request.

**Existing Land Uses:** The existing zoning designations and land uses are as follows:

\_\_\_ North – Undeveloped land in A-1 zoning and HIP future land use.

South – Motel and other commercial uses in M-1A and C-2 zoning, Industrial and Commercial future land use.

East – Industrial uses in M-IA zoning and Industrial future land use.

West – Interstate 4, commercial and undeveloped property in PCD and C-2 zoning and Commercial future land use.

For more detailed information regarding zoning and land use, please refer to the attached map.

## **SITE ANALYSIS**

### **Facilities and Services:**

1. Adequate facilities and services must be available concurrent with the impacts of development. If required by the concurrency review, additional facilities and services will be identified.
2. The proposed zoning is consistent with the adopted future land use designation assigned to the property, and does not alter the options or long range strategies for facility improvements or capacity additions included in the Support Documentation to the Seminole County Comprehensive Plan.
3. Seminole County provides water and sewer service to the site.
4. Road improvements as specified by the Development Review Division are required at the intersection of Hickman Drive and SR 46.

**Compatibility with surrounding development:** Currently, the area has an Industrial land use designation. The proposed PUD zoning classification is compatible with the Industrial land use designation.

## **STAFF RECOMMENDATION**

Staff recommends APPROVAL of the requested PUD zoning classification, per the development order. If approved, the development should be subject to the following conditions:

1. Submission of a Binding Letter of Interpretation or other evidence that the project does not meet state criteria for designation **as** a Development of Regional Impact.
2. Allowable uses shall be those permitted in C-2 and M-IA zoning districts, including hotels, retail, restaurants, offices and auto dealerships.
3. Consistent **building** design criteria throughout the development.
4. Loading areas and outdoor storage of vehicles, equipment or other merchandise shall be screened from the **I-4**, with **details** to be shown on the Final Master Plan.
5. Setbacks shall be at least 25' front, 10' rear, 0' sides, and 25' from the **I-4 right-of-way**.
6. Building heights shall not exceed 50'.

7. Commercial and industrial sites within the development shall individually meet the 25% open space requirement.
8. Outdoor lighting shall be limited to shoe box-type fixtures which focus light downward and do not illuminate adjoining properties or roads.
9. Outdoor sound amplification shall not be audible beyond property lines.
10. Access from North Elder Road shall be limited to businesses having direct frontage.
11. Road improvements as specified by the Development Review Division shall be provided by the developer at the Hickman Dr.-SR 46 intersection. These shall be specified in the Final Master Plan.
12. Paint and body shop activities shall be permitted only as an accessory use to an auto dealership.

FILE # Z2001-024

DEVELOPMENT ORDER # 1-20000014

**SEMINOLE COUNTY DEVELOPMENT  
ORDER**

On \_\_\_\_\_, 2002, Seminole County issued this Development Order relating to and touching and concerning the following described property:

Legal description attached as Exhibit A.

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

**FINDINGS OF FACT**

-Property **Owner:** SPACEPORT USA INC, ANDRE HICKMAN, President

**Project Name:** I-4 COMMERCE CENTER

**Requested Development Approval:** Rezoning from M-IA zoning classification to PUD zoning classification

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: JEFF HOPPER  
1101 East First Street  
Sanford, Florida 32771

**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

(1) The aforementioned application for development approval is **GRANTED**.

(2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.

(3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. Submission of a Binding Letter of Interpretation or other evidence that the project does not meet state criteria for designation as a Development of Regional Impact.
2. Allowable uses shall be those permitted in C-2 and M-IA zoning districts, including hotels, retail, restaurants, offices and auto dealerships.
3. Consistent building design criteria throughout the development.
4. Loading areas and outdoor storage of vehicles, equipment or other merchandise shall be screened from the I-4, with details to be shown on the Final Master Plan.
5. Setbacks shall be at least 25' front, 10' rear, 0' sides, and 25' from the I-4 right-of-way.
6. Building heights shall not exceed 50'.
7. Commercial and industrial sites within the development shall individually meet the 25% open space requirement.
8. Outdoor lighting shall be limited to shoe box-type fixtures which focus light downward and do not illuminate adjoining properties or roads.
9. Outdoor sound amplification shall not be audible beyond property lines.
10. Access from North Elder Road shall be limited to businesses having direct frontage.
11. Road improvements as specified by the Development Review Division shall be provided by the developer at the Hickman Dr.-SR 46 intersection. These shall be specified in the Final Master Plan.
12. Paint and body shop activities shall be permitted only as an accessory use to an auto dealership.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly

covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

**Done and Ordered on the date first written above.**

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman  
Board of County Commissioners

**OWNER'S CONSENT AND COVENANT**

**COMES NOW**, the owner, ANDRE HICKMAN, President, Spaceport USA, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
ANDRE HICKMAN, President  
SPACEPORT USA INC,  
Property Owner

\_\_\_\_\_  
Witness

**STATE OF FLORIDA**

**COUNTY OF SEMINOLE**

**I HEREBY CERTIFY** that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ANDRE HICKMAN who is personally known to me or who has produced \_\_\_\_\_ as identification and who executed the foregoing instrument.

**WITNESS** my hand and official seal in the County and State last aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
Notary Public, in and for the County and State  
Aforementioned

My Commission Expires:

## EXHIBIT "A"

### LEGAL DESCRIPTION

All of Lots 5, 6, 7, 9, 10, 11, and 12, Block C, I-4 INDUSTRIAL PARK - 3RD SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND ALSO Lot 9, I-4 INDUSTRIAL PARK - 4TH SECTION, according to the plat thereof recorded in Plot Book 34, Page 77, of the Public Records of Seminole County, Florida; AND ALSO BEGINNING at the Northeast Corner of Lot 9, I-4 INDUSTRIAL PARK - 4TH SECTION. According to the plat thereof as recorded in Plot Book 34, Page 77, of the Public Records of Seminole County, Florida, thence run S.89°49'16" W., along the North Line of said Lot 9, a distance of 225.00 feet to the Northwest Corner of said Lot 9; thence run N.73°44'29"W., along the North Line of Lots 13 and 12, Block C, said I-4 INDUSTRIAL PARK - 3RD SECTION, a distance of 487.08 feet to a point on the Easterly Right of way line of Interstate Highway No. 4, said point being on a curve concave Southeasterly, having a radius of 5579.65 feet and a tangent bearing of N. 31°56'23" E. at said point; thence run Northeasterly, along the arc of said curve and along said Easterly Right of way Line, 971.81 feet through a central angle of 09 77'57" to a Point of tangency; thence run N. 41°24'20"W., continuing along said easterly Right of way line, 357.95 feet to a point on the North Line of Lot 49, W. BLARDALL'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plot Book 1, Page 114, of the Public Records of Seminole County, Florida; thence run S.89°55'18"E., along the North Line of said Lot 49, a distance of 142.38 feet to the Northeast corner of said Lot 49; thence run S.89°52'45"E., along the north line of Lot 48, said W. BEARDALL'S MAP OF ST. JOSEPH'S, a distance of 634.84 feet to a point on the West Right of way Line of Elder Road; thence run S.00°22'38"E., along said West Right of way Line, 660.39 feet; thence run S.00°12'56"E., continuing along said West Right of way line, 658.13 feet to a point on the South Line of Lot 51, said W. BLARDALL'S MAP OF ST. JOSEPH'S; THENCE RUN N.89°58'36" W., ALONG SAID SOUTH LINE OF IOT 51, A DISTANCE OF 817.55 feet, to the Northwest Corner of Lot 7, said I-4 INDUSTRIAL PARK - 4TH SECTION; thence run S.00°10'44"E. along the West Line of said Lot 7, 29.14 feet; thence run S.89°49'16"W. 60.00 feet to a point on the East Line of said Lot 9; thence run S.00°10'44"W., 206.38 feet to the Point of Beginning; AND ALSO BEGINNING at the Northwest Corner of Lot 4, Block C, said I-4 INDUSTRIAL PARK - 3RD SECTION, thence run S.00°10'44"E., along the West Line of said Block C, a distance of 576.69 feet to the point of curvature of a curve concave Westerly and having a radius of 238.37 feet, said point also being on the West Line of Lot 1, Block C, I-4 INDUSTRIAL PARK - 2nd section, according to the plat thereof as recorded in Plot Book 19, Pages 17 and 18, of the Public Records of Seminole County, Florida; thence run Southwesterly along the arc of said curve and continuing along said West Line of Lot 1, Block C, 88.34 feet through a central angle of 21°14'00" to the Point of tangency, thence run S.21°03'16"W., continuing along said West Line of Lot 1, Block C, 100.00 feet to the Point of Curvature of a curve concave Easterly and having a radius of 100.00 feet; thence run Southerly, along the arc of said curve and continuing along said West Line of Lot 1, Block C, a distance of 101.23 feet through a central angle of 58°00'00" to the Point of Tangency; thence run S.36°56'44"E., continuing along said west Line of Lot 1, block C, a distance of 25.00 feet to the point of curvature of a curve concave Northerly and having a radius of 25.00 feet; thence run Southeasterly and Northeasterly, along the arc of said curve, 39.27 feet through a central angle of 90°00'00" to a Point of Tangency on the Northerly Right of way Line of Hickman drive; thence run S.53°03'16"W., along said Northerly right of way Line, 234.73 feet; thence run N. 36°56'44"W. 143.92 feet; thence run S.89°38'03"W. 500.48 feet to a point on the Easterly Right of way Line of Interstate Highway No. 4; thence run N.23°54'29"E., along said Easterly right of way line; 1791.22 feet to a point on the Westerly Line of Lot 8, Block C, said I-4 INDUSTRIAL PARK - 3RD SECTION; thence run S.34°00'00"E., along said Westerly Line of Lot 8, Block C, 59.22 feet; thence run S.00°10'44"E., along said Westerly Line of Lot 8, Block C, and also along the Westerly Line of Lot 8, Block C, and also along the Westerly Line of Lots 7.6. and 5, Block C, said I-4 INDUSTRIAL PARK - 3RD SECTION, a distance of 681.82 feet to the point of Beginning. CONTAINS 64.0163 ACRES.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; PROVIDING FOR THE REZONING OF CERTAIN DESCRIBED REAL PROPERTIES LOCATED IN UNINCORPORATED SEMINOLE COUNTY FROM M-IA (VERY LIGHT INDUSTRIAL) TO PUD (PLANNED UNIT DEVELOPMENT) DISTRICT; PROVIDING FOR SPECIFIC DEVELOPMENT CONDITIONS BY MEANS OF A DEVELOPMENT ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

**Section 1. LEGISLATIVE FINDINGS.**

(a) The Board of County Commissioners hereby adopts and incorporates into this Ordinance as legislative findings the contents of the document titled "Spaceport USA PUD."

(b) The Board hereby determines that the economic impact statement referred to by the Seminole County Home Rule Charter is unnecessary and waived as to this Ordinance.

**Section 2. REZONING.**

The zoning classification assigned to the following described property is changed from M-IA (Very Light Industrial) to PUD (Planned Unit Development):

Legal Description Attached as Exhibit A

**Section 3. CODIFICATION.** It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall not be codified.

**Section 4. SEVERABILITY.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**Section 5. EFFECTIVE DATE.**

A certified copy of this Ordinance shall be provided to the Florida Department of State by the Clerk of the Board of County Commissioners in accordance with Section 125.66, Florida Statutes. This Ordinance shall become effective upon the date of recording of this Development Order in the official records of Seminole County.

ENACTED this day of February, 2002.

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

By: \_\_\_\_\_  
Daryl G. McLain  
Chairman

## EXHIBIT "A"

### LEGAL DESCRIPTION

All of Lots 5, 6, 7, 9, 10, 11, and 12, Block C, I-4 INDUSTRIAL PARK-3RD SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGES 23 AND 24, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; AND ALSO Lot 9, I-4 INDUSTRIAL PARK-4TH SECTION, according to the plat thereof as recorded in Plat Book 34, Page 77, of the Public Records of Seminole County, Florida; AND ALSO BEGINNING at the Northeast Corner of Lot 9, I-4 INDUSTRIAL PARK-4TH SECTION, According to the plat thereof as recorded in Plat Book 34, Page 77, of the Public Records of Seminole County, Florida, thence run S.89°49'16" W., along the North Line of said Lot 9, a distance of 225.00 feet to the Northwest Corner of said Lot 9; thence run N.73°44'29"W., along the North Line of Lots 13 and 12, Block C, said I-4 INDUSTRIAL PARK-3RD SECTION, a distance of 487.08 feet to a point on the Easterly Right of way line of Interstate Highway No. 4, said point being on a curve concave Southeasterly, having a radius of 5579.65 feet and a tangent bearing of N. 31°56'23" E. at said point; thence run Northeasterly, along the arc of said curve and along said Easterly Right of way Line, 971.81 feet through a central angle of 09°27'57" to a Point of tangency; thence run N. 41°24'20"E, continuing along said easterly Right of way line, 357.95 feet to a point on the North Line of Lot 49, W. BLARDALL'S MAP OF ST. JOSEPH'S, according to the plat thereof as recorded in Plat Book 1, Page 114, of the Public Records of Seminole County, Florida; thence run S.89°55'18"E., along the North Line of said Lot 49, a distance of 142.38 feet to the Northeast corner of said Lot 49; thence run S.89°52'45"E, along the north line of Lot 48, said W. BEARDALL'S MAP OF ST. JOSEPH'S, a distance of 634.84 feet to a point on the West Right of way Line of Elder Road; thence run S.00°22'38"E., along said West Right of way Line, 660.39 feet; thence run S.00°12'56"E., continuing along said West Right of way line, 658.15 feet to a point on the South Line of Lot 51, said W. BLARDALL'S MAP OF ST. JOSEPH'S; THENCE RUN N.89°58'36" W., ALONG SAID SOUTH LINE OF LOT 51, A DISTANCE OF 877.55 feet, to the Northwest Corner of Lot 7, said I-4 INDUSTRIAL PARK-4TH SECTION; thence run S.00°10'44"E, along the West Line of said Lot 7, 79.14 feet; thence run S.89°49'16"W. 60.00 feet to a point on the East Line of said Lot 9; thence run S.00°10'44"W., 206.38 feet to the Point of Beginning AND ALSO BEGINNING at the Northwest Corner of Lot 4, Block C, said I-4 INDUSTRIAL PARK-3RD SECTION, thence run S.00°10'44"E., along the West Line of said Block C, a distance of 576.69 feet to the point of curvature of a curve concave Westerly and having a radius of 238.37 feet; said point also being on the West Line of Lot 1, Block C, I-4 INDUSTRIAL PARK-2nd section, according to the plat thereof as recorded in Plat Book 19, Pages 17 and 18, of the Public Records of Seminole County, Florida; thence run Southwesterly along the arc of said curve and continuing along said West Line of Lot 1, Block C, 88.34 feet through a central angle of 21°14'00" to the Point of tangency, thence run S.21°03'16"W., continuing along said West Line of Lot 1, Block C, 100.00 feet to the Point of Curvature of a curve concave Easterly and having a radius of 100.00 feet; thence run Southerly, along the arc of said curve and continuing along said West Line of Lot 1, Block C, a distance of 101.23 feet through a central angle of 58°00'00" to the Point of Tangency, thence run S.36°56'44"E., continuing along said west Line of Lot 1, block C, a distance of 25.00 feet to the point of curvature of a curve concave Northerly and having a radius of 25.00 feet; thence run Southeasterly and Northeasterly, along the arc of said curve, 39.27 feet through a central angle of 90°00'00" to a Point of Tangency on the Northerly Right of way Line of Hickman drive; thence run S.53°03'16"W., along said Northerly right of way Line, 234.73 feet; thence run N. 36°56'44"W. 143.92 feet; thence run S.89°38'03"W. 500.48 feet to a point on the Easterly Right of way Line of Interstate Highway No. 4; thence run N.23°54'29"E., along said Easterly right of way line; 1791.22 feet to a point on the Westerly Line of Lot 8, Block C, said I-4 INDUSTRIAL PARK-3RD SECTION; thence run S.34°00'00"E., along said Westerly Line of Lot 8, Block C, 59.22 feet; thence run S.00°10'44"E., along said Westerly Line of Lot 8, Block C, and also along the Westerly Line of Lot 8, Block C, and also along the Westerly Line of Lots 7.6. and 5, Block C, said I-4 INDUSTRIAL PARK-3RD SECTION, a distance of 681.82 feet to the point of Beginning. CONTAINS 64.0163 ACRES.